097.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,240,400 / 1,240,400
					USE VALUE:	1,240,400 / 1,240,400
					ASSESSED:	1,240,400 / 1,240,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARTHY COLLEEN H & PETER J
Owner 2:	
Owner 3:	
Street 1:	16 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEWARD JANET W -
Owner 2:	-
Street 1:	14 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,890 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Exterior and 3105 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9890.000	738,700		501,700	1,240,400
Total Card	0.227	738,700		501,700	1,240,400
Total Parcel	0.227	738,700		501,700	1,240,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.48 | /Parcel: 399.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63558

GIS Ref

GIS Ref

Insp Date 10/18/18

!7931!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	733,900	0	9,890.	501,700	1,235,600	1,235,600	Year End Roll	12/18/2019
2019	101	FV	570,200	0	9,890.	501,700	1,071,900	1,071,900	Year End Roll	1/3/2019
2018	101	FV	570,200	0	9,890.	430,000	1,000,200	1,000,200	Year End Roll	12/20/2017
2017	101	FV	570,200	0	9,890.	401,400	971,600	971,600	Year End Roll	1/3/2017
2016	101	FV	570,200	0	9,890.	344,000	914,200	914,200	Year End	1/4/2016
2015	101	FV	555,700	0	9,890.	308,200	863,900	863,900	Year End Roll	12/11/2014
2014	101	FV	397,100	0	9,890.	285,200	682,300	682,300	Year End Roll	12/16/2013
2013	101	FV	397,100	0	9,890.	272,000	669,100	669,100		12/13/2012

PRINT

Date	Time
12/10/20	22:31:47

LAST REV

Date	Time
06/19/19	14:13:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEWARD JANET W,	59886-240		8/30/2012		750,000	No	No		
SEWARD HAROLD H	50996-137		4/7/2008	Family	99	No	No		
	10195-113		1/3/1963			No	No		N

USER DEFINED

Prior Id # 1:	63558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	386	Redo Kit	140,000					
8/29/2013	1309	Heat App	13,600	C				
12/20/1998	850	Manual	5,000					REROOF
2/9/1995	51		4,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/10/2009	Meas/Inspect	372	PATRIOT
4/27/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9890		Sq. Ft.	Site		0	70.	0.72	4									501,689						501,700	

Total AC/HA: 0.22704 | Total SF/SM: 9890 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,689 | Spl Credit | Total: 501,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN / RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11822736
Const Adj.:	1.53595734
Adj $ / SQ:	214.694
Other Features:	130089
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1003671
Depreciation:	264969
Depreciated Total:	738702

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 3				Baths: 3			HB 1	

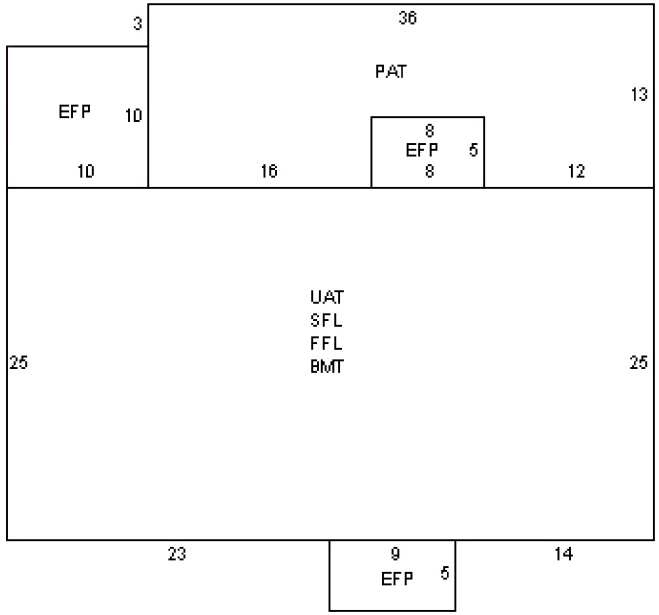
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	285.54
Special Features:	0	Val/Su Net:	172.07
Final Total:	738700	Val/Su SzAd	329.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,150	74.710	85,920
FFL	First Floor	1,150	214.690	246,898
SFL	Second Floor	1,093	214.690	234,553
PAT	Patio	428	4.800	2,055
UAT	Upper Attic	288	150.290	43,207
EFP	Enclos Porch	185	64.420	11,918

Net Sketched Area:	4,293			Total:	624,551
Size Ad	2242.5	Gross Are	5213	FinArea	3105

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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